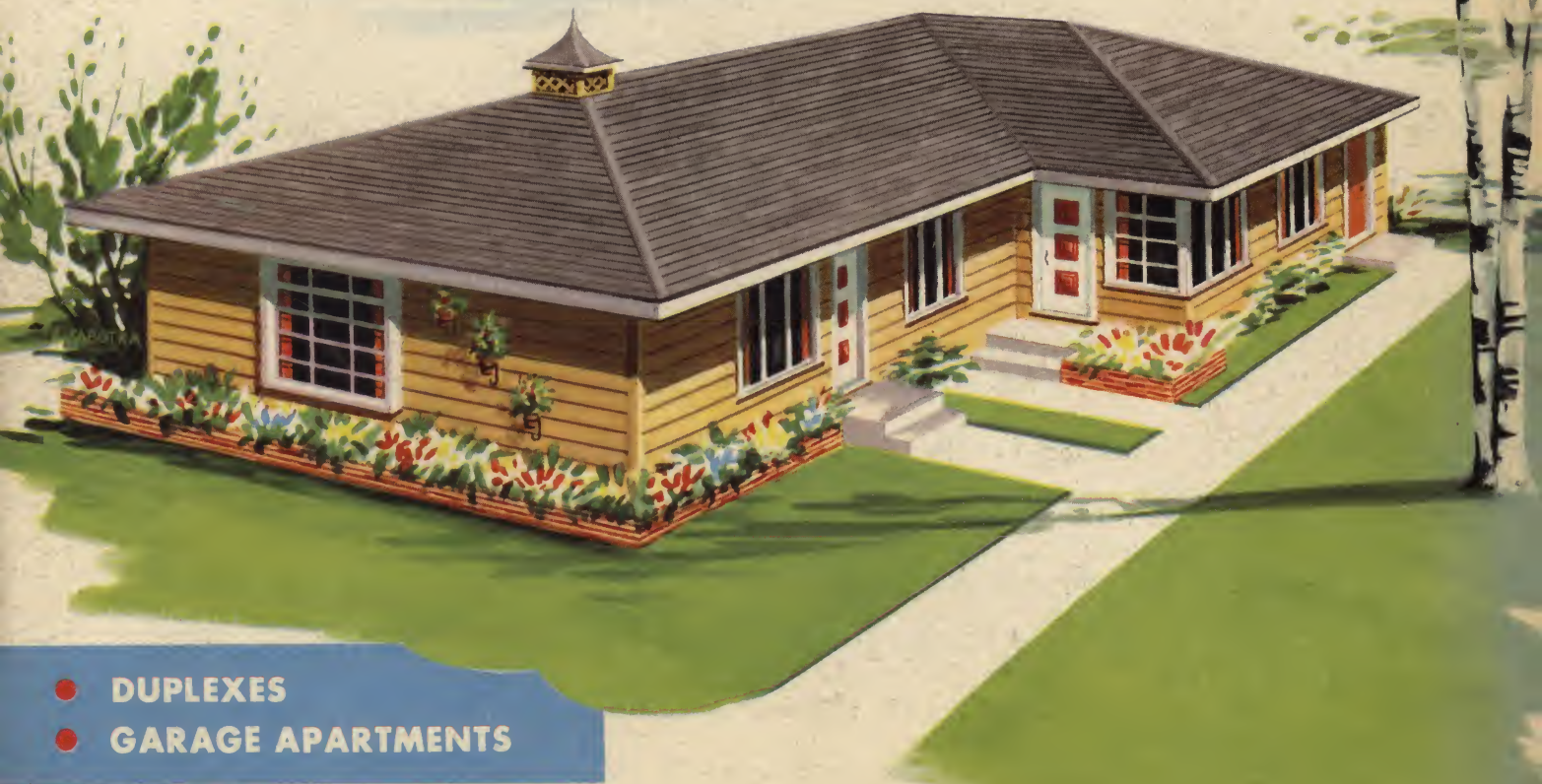


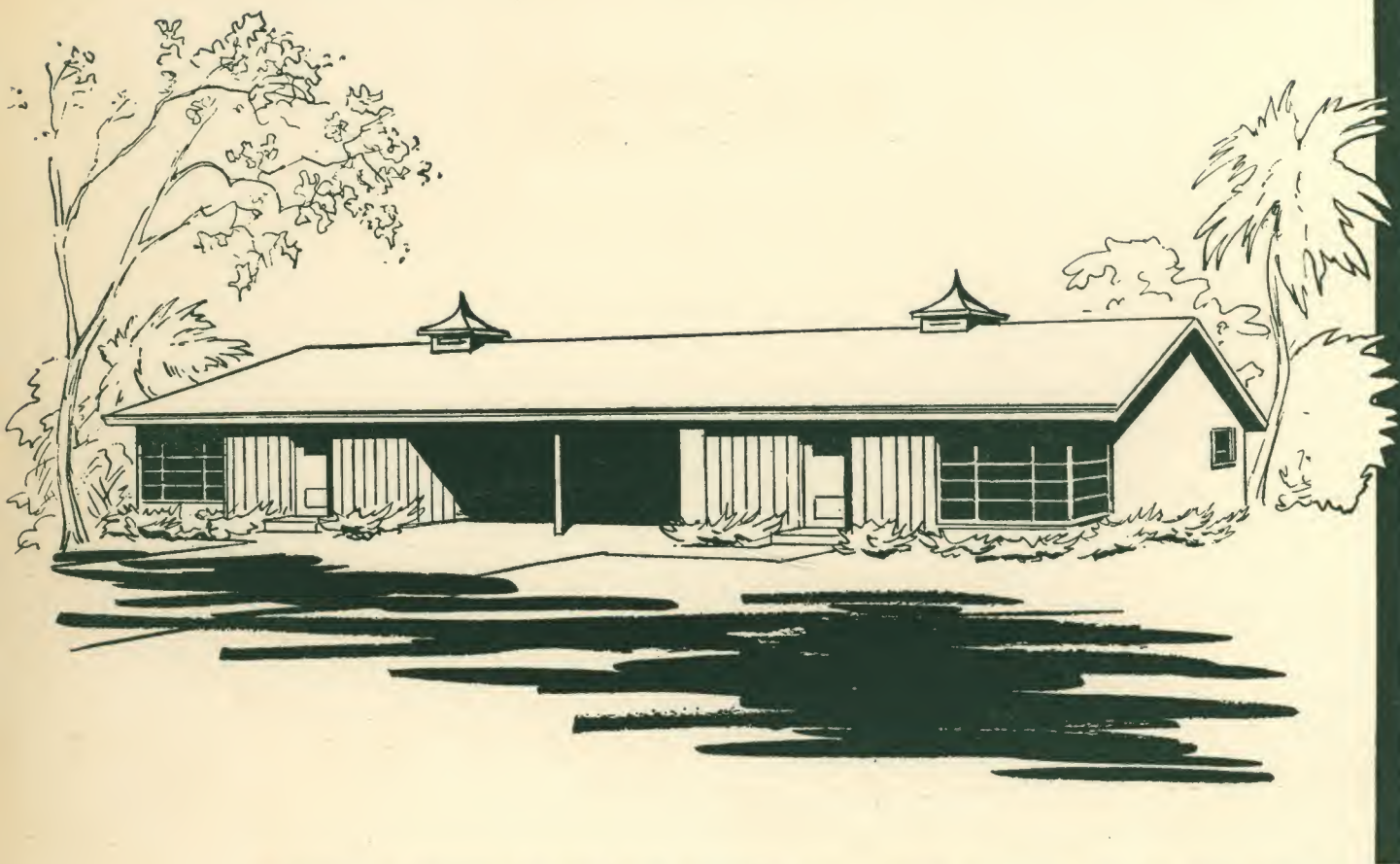
INCOME

HOMES



- **DUPLEXES**
- **GARAGE APARTMENTS**

INCOME HOME PLANNING AT ITS BEST



We sincerely believe that we have achieved the ultimate in presenting for your consideration these income units that are not only designed for economical construction but also to give you the utmost in beauty and appearance. Here is income home planning at its very best! As you study the house designs and floor plans presented on the pages of this book, you will note many planning features that are certain to appeal to your individual tastes. Every floor plan in this range of outstanding income units readily vies with the private residence in charm and practical living conveniences. Whether you prefer a garage apartment or duplex design, there is an income unit that will meet your requirements. Make it a "must" to visit our office at your first opportunity; we will consider it a privilege to discuss your income home problems with you. Of course, there will be no obligation on your part, whatsoever.





a hip roof adds to the smart appearance of this income home

design

D-20

See us for blueprint plans of all homes illustrated in this book.
Plans are available either as shown or in reverse position.

Reflecting good taste in every exterior line, the D-20, featured in full color on the cover, is a duplex unit that will lend itself to any neighborhood. Designed to meet every practical living requirement, each apartment features a living-dining room, two bedrooms and an efficiency kitchen.

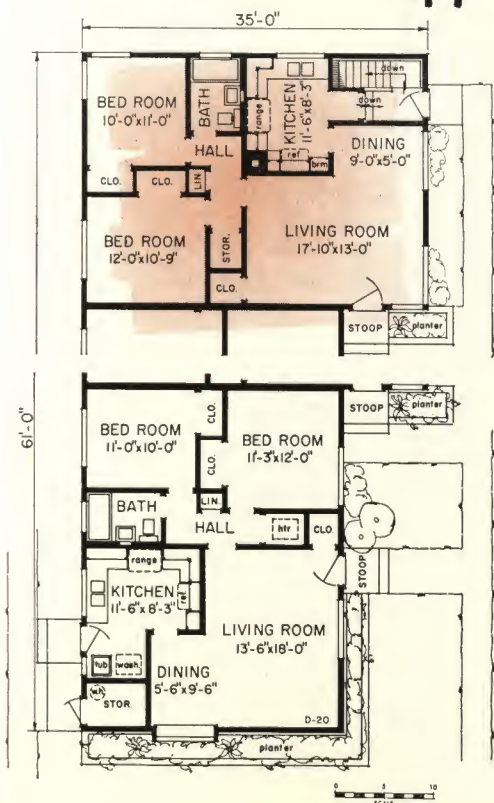
DATA

LIVING AREA, PLAN 1 & 2—1,820 SQ. FT.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.





design D-21



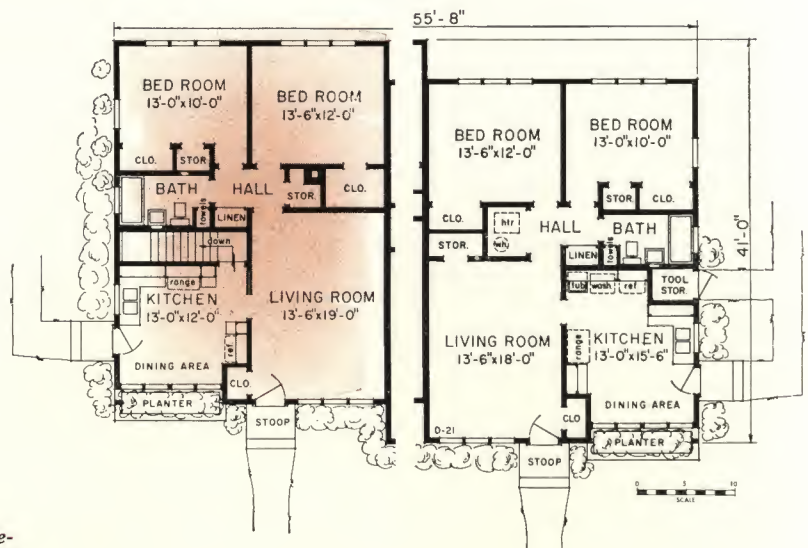
... A PRACTICAL DUPLEX FOR ANY COMMUNITY

Here is a fine example of hip roof styling and exterior handling which proves exceptionally pleasing to the eye. The interior provides a living area with every practical convenience. Included in each floor plan are two bedrooms, one of which can accommodate twin beds, a large living room and a modern kitchen with dining area.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

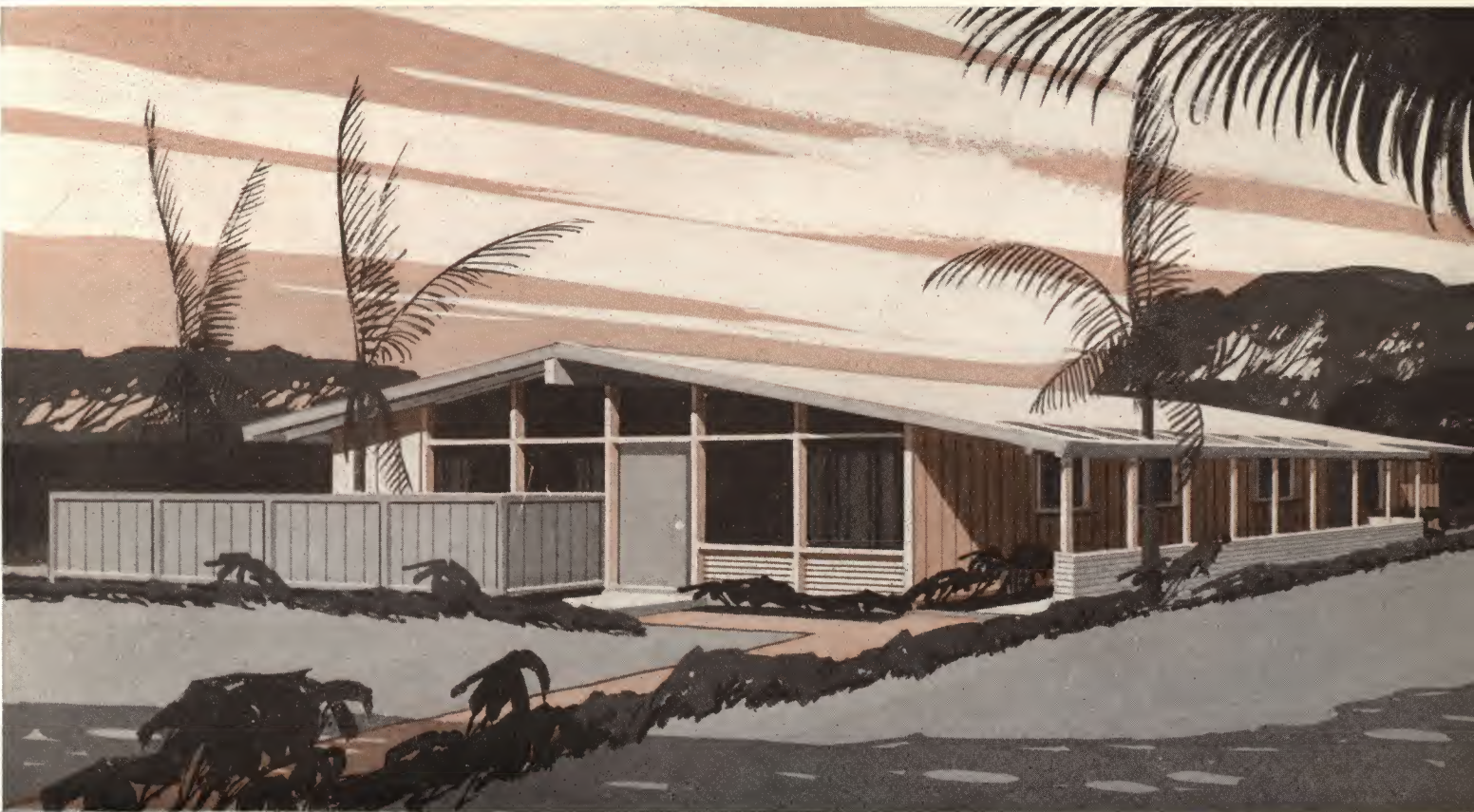
PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.



DATA

LIVING AREA, PLAN 1 & 2—1,999 SQ. FT.

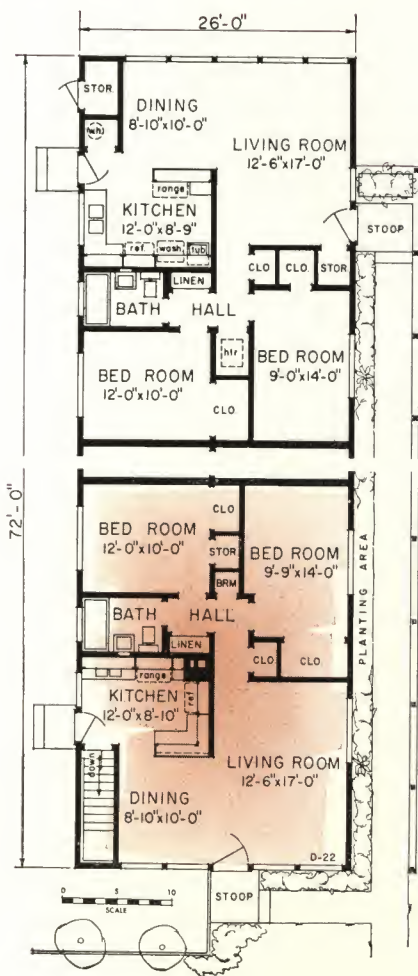


design D-22



AN INCOME HOME DESIGNED IN THE CONTEMPORARY MANNER

The glamor of modern design is reflected in this duplex home. Windows extending up into the gable of the living-dining area not only provide more light in the room, but also create the feeling of bringing the outdoors into the house. Providing down-to-earth comfort, each unit includes two bedrooms, a generous living-dining area and a modern kitchen planned for efficiency.



PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.

DATA

LIVING AREA, PLAN 1 & 2—1,872 SQ. FT.

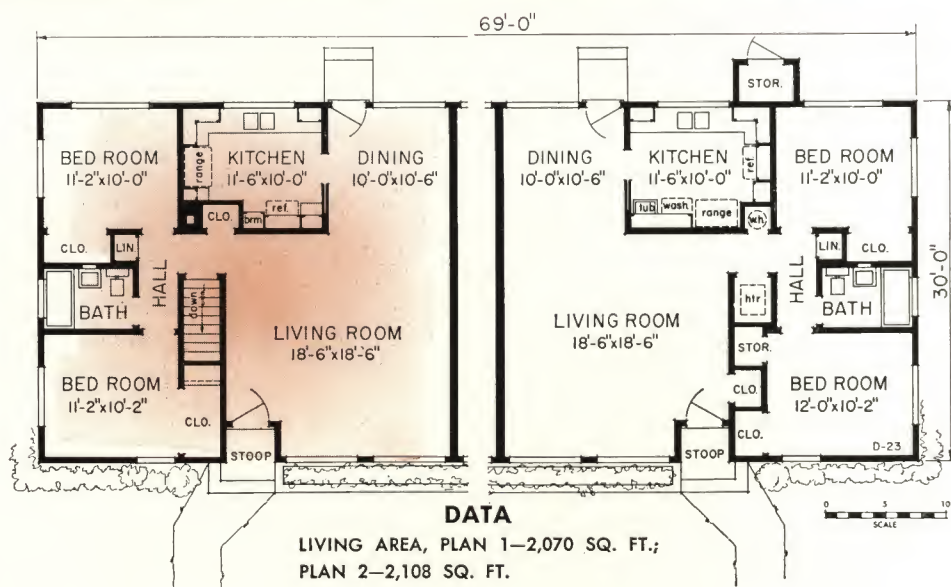


Proven to be the most economical to build, this rectangular plan provides every comfort. In addition to two bedrooms, note the generous living-dining area included in both units of this duplex. Another desirable feature of this income home is the unusual amount of window area provided throughout.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

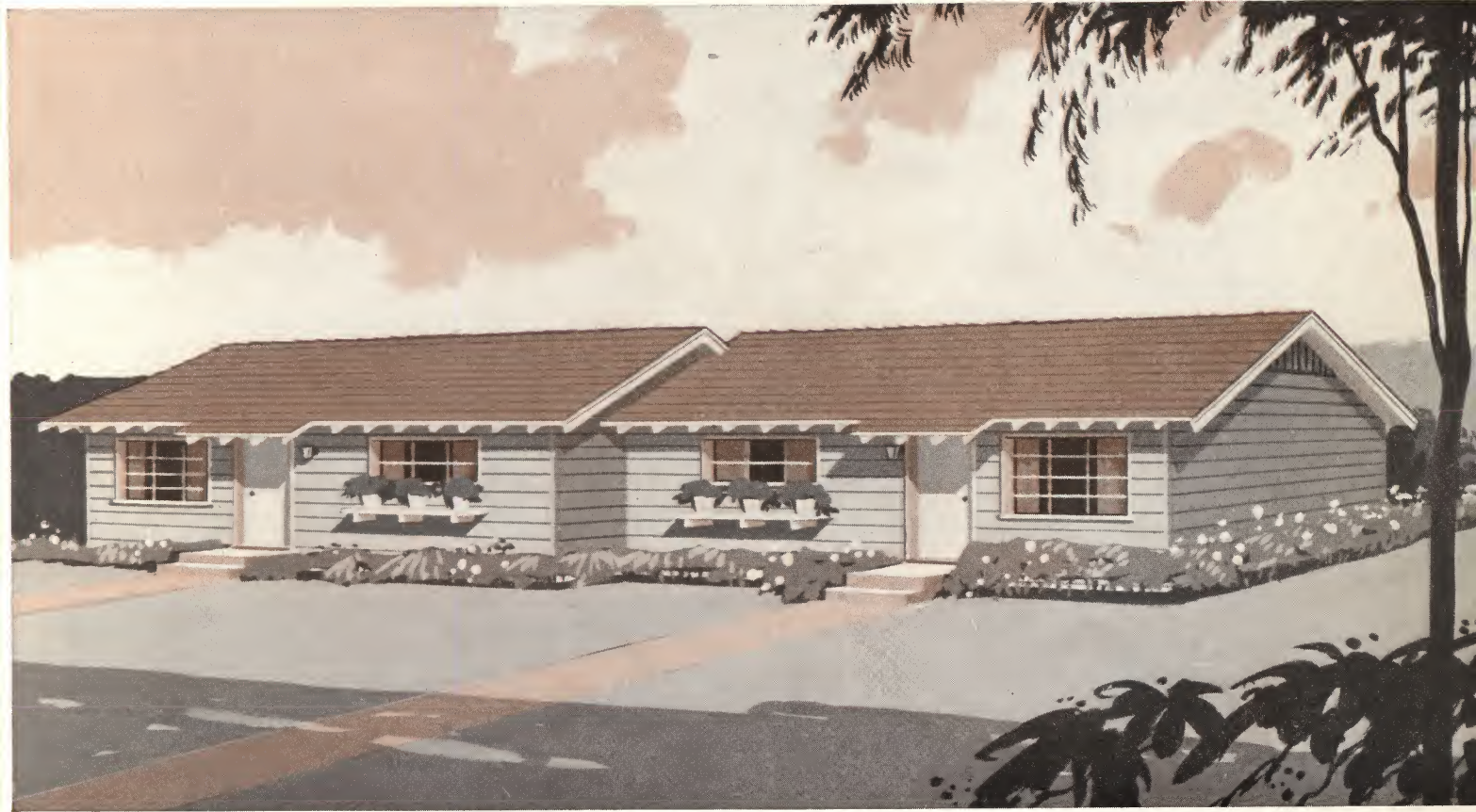
Please specify Plan 1 or Plan 2 when ordering blueprint plans.



an ideal duplex designed for small families

design

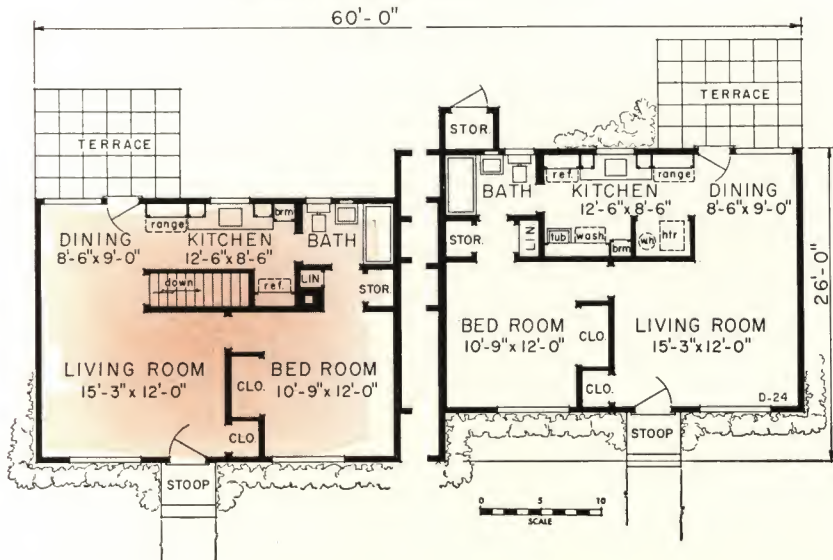
D-24



PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.



Note how the offset of front and rear walls adds to the exterior appeal of this small duplex. Perfect for the childless family or retired couple, each unit of this income home includes a twin bed size bedroom, a living-dining room and a "corridor" kitchen convenient to the dining area. A terrace, the final touch of comfort that completes the plan, is accessible from the dining space.

DATA

LIVING AREA, PLAN 1—1,320 SQ. FT.;
PLAN 2—1,357 SQ. FT.



design D-25



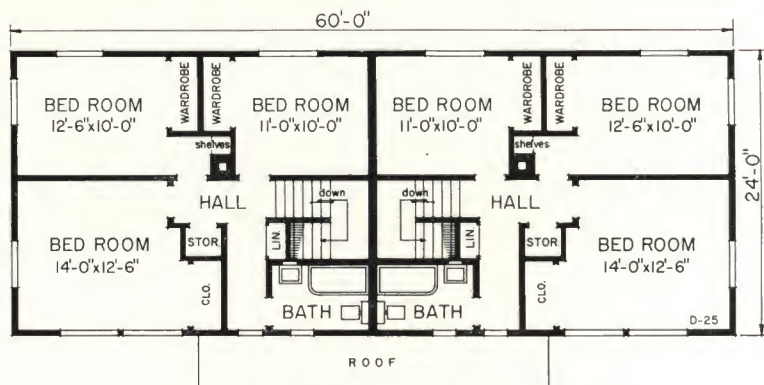
... A TWO STORY DUPLEX FOR LARGE FAMILY LIVING

Each first floor plan of this income home features a large living-dining area, a lavatory and "U" shape kitchen with snack space. The second floor plan includes three bedrooms with more than ample closet space and a full bath.

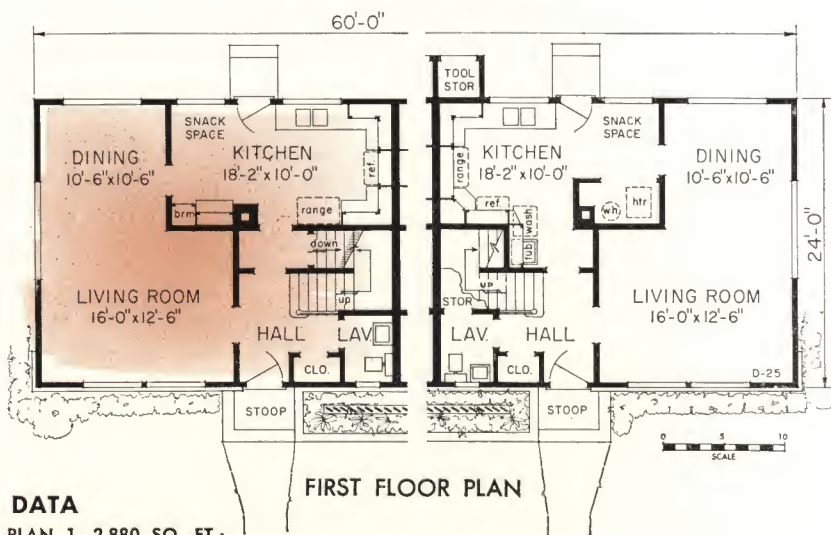
PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.



SECOND FLOOR PLAN



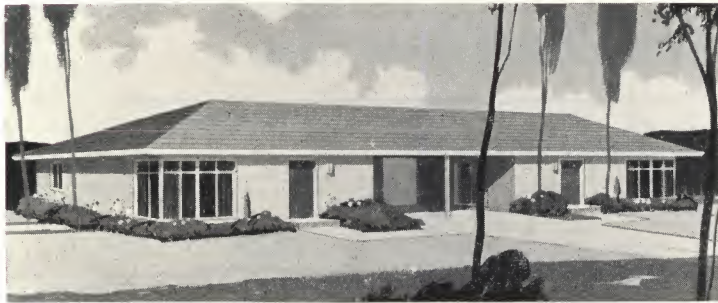
FIRST FLOOR PLAN

DATA

LIVING AREA, PLAN 1—2,880 SQ. FT.;
PLAN 2—2,908 SQ. FT.



DESIGN D-26 A . . . FEATURING GABLE ROOF



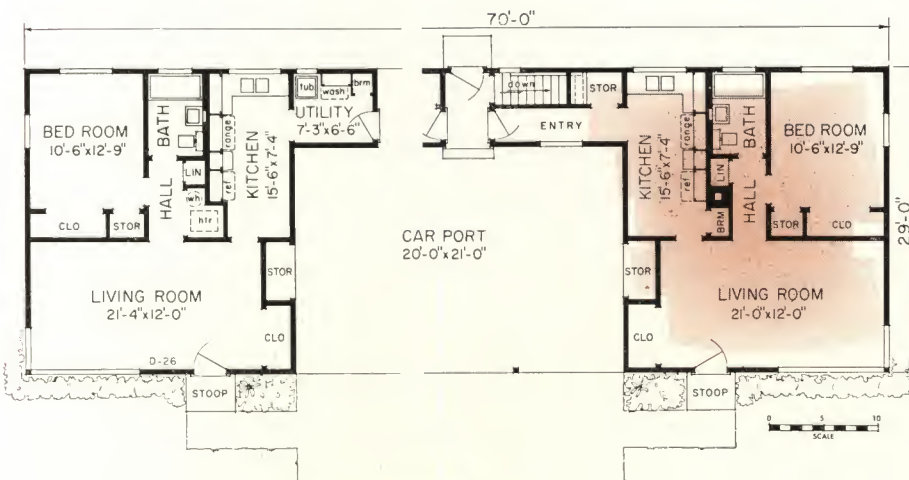
DESIGN D-26 B . . . WITH HIP ROOF

design D-26



... AN EFFICIENT DUPLEX PLAN WITH CENTER CARPORT

Note how the centrally located carport separates the income units of this duplex design to create a feeling of privacy. Each apartment features a large living room, bedroom and well planned "L" kitchen with snack space. Floor plans are available with your choice of exteriors. Please designate design desired.



DATA

LIVING AREA, PLAN 1—1,570 SQ. FT.;
PLAN 2—1,554 SQ. FT.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.

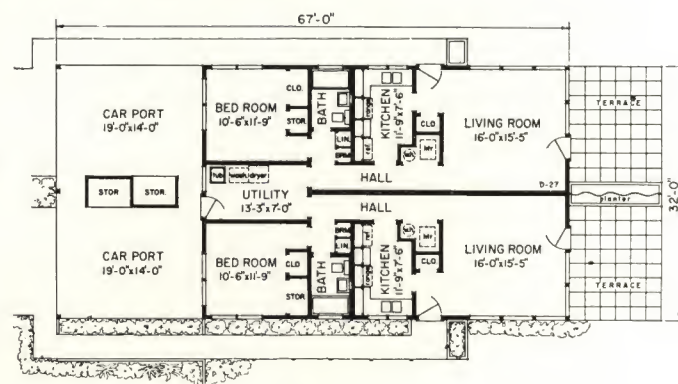


design ... contemporary duplex design

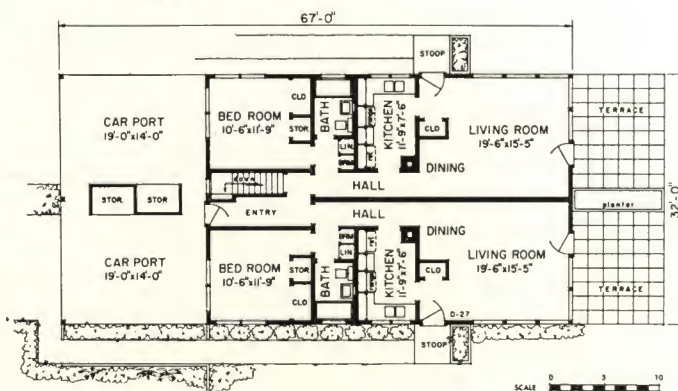
D-27 featuring carport and terrace

Low roof lines, the combination of high windows and floor-to-ceiling windows, terrace and attached carport with storage space are leading features of this contemporary home. In addition to a comfortable living area, note how, as a result of careful planning, a hall efficiently serves every room in the apartment.

PLAN 2
WITH UTILITY SPACE,
NO BASEMENT

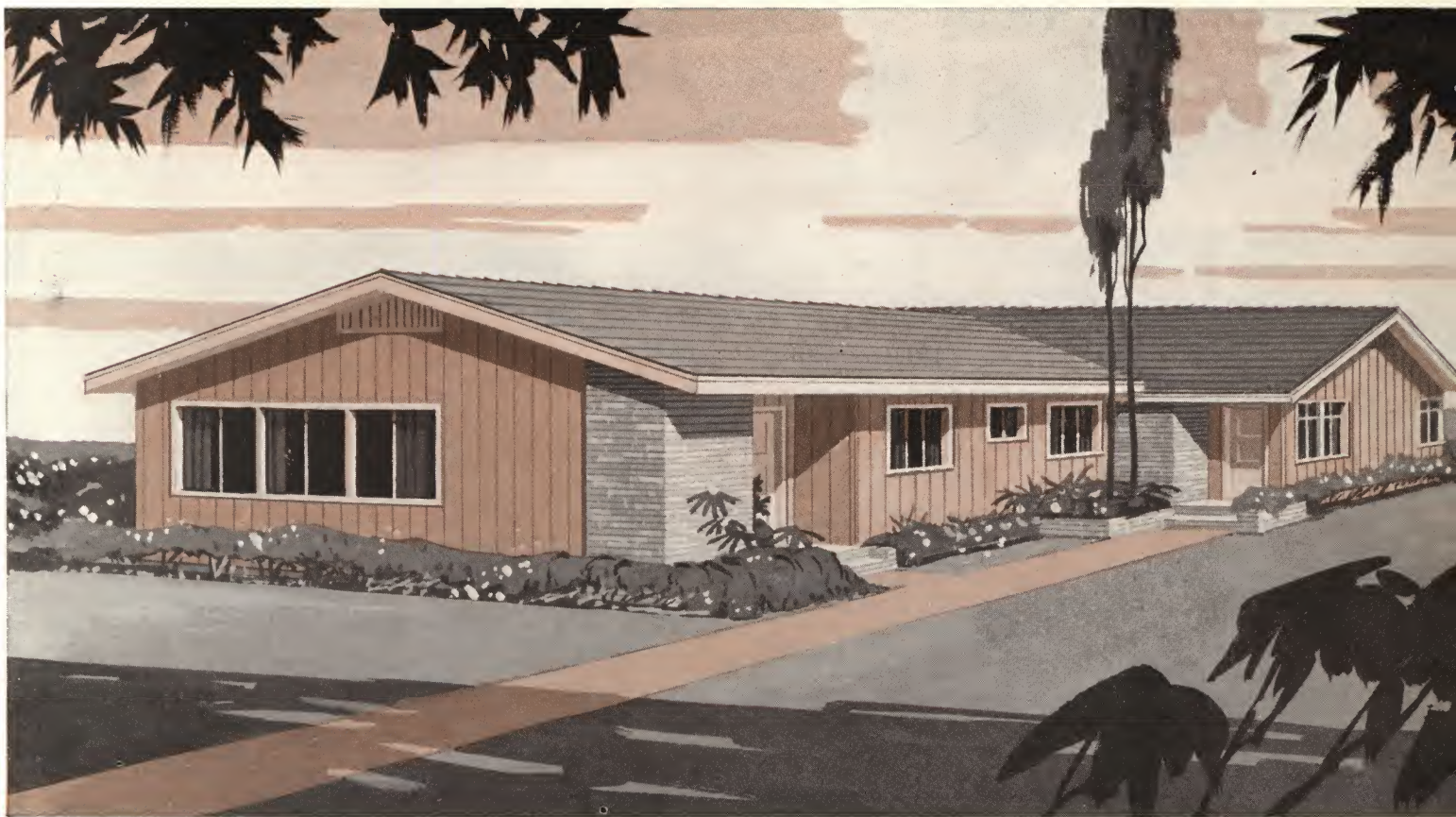


PLAN 1
WITH BASEMENT



DATA

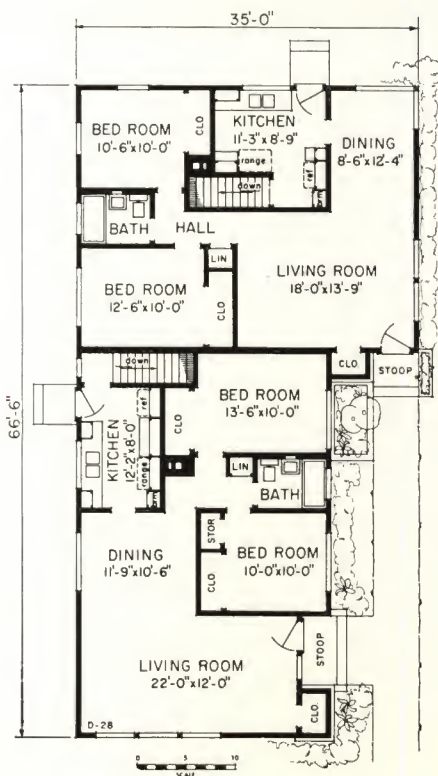
LIVING AREA, PLAN 1 & 2—1,536 SQ. FT.



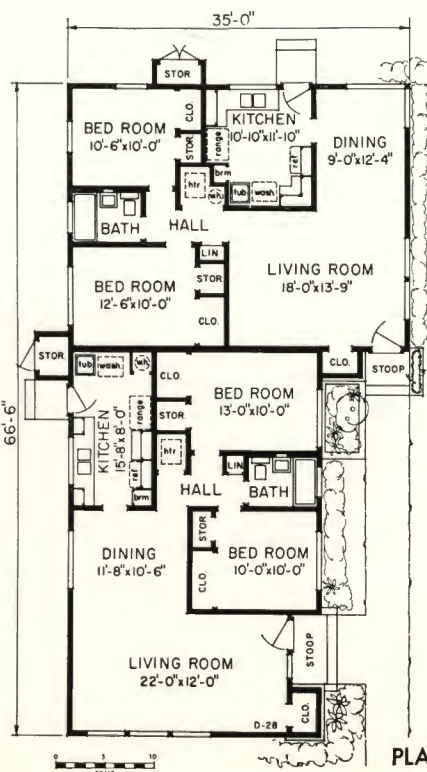
vertical siding and brick complement
the styling of this home

design

D-28



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT

Planned for modern living, this income design features well-lighted bedrooms, a large living-dining room, and kitchen. The window treatment of this home is an example of how the proper use of glass areas enhance the beauty of a design.

DATA

LIVING AREA, PLAN 1—1,960 SQ. FT.;
PLAN 2—1,991 SQ. FT.



... OFFSET WALLS ADD TO THE BEAUTY OF THIS DUPLEX



Vertical siding, gable roofs and offset walls combine to provide an unusual but distinctive exterior. The interior of each income unit also has been carefully planned and includes two bedrooms, a living-dining area and bath. An efficient kitchen completes the plan.

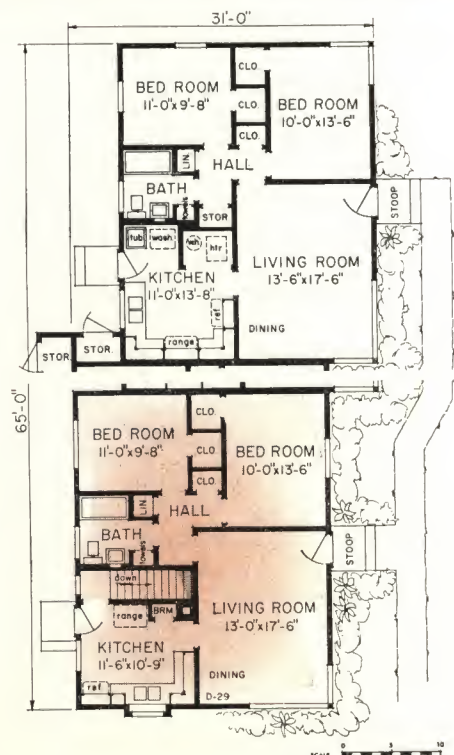
DATA

LIVING AREA, PLAN 1—1,690 SQ. FT.;
PLAN 2—1,722 SQ. FT.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.



See us for blueprint plans of all homes illustrated in this book.
Plans are available either as shown or in reverse position.

AN OUTDOOR LIVING TERRACE IS A HIGHLIGHT OF THIS SPACIOUS INCOME HOME

design

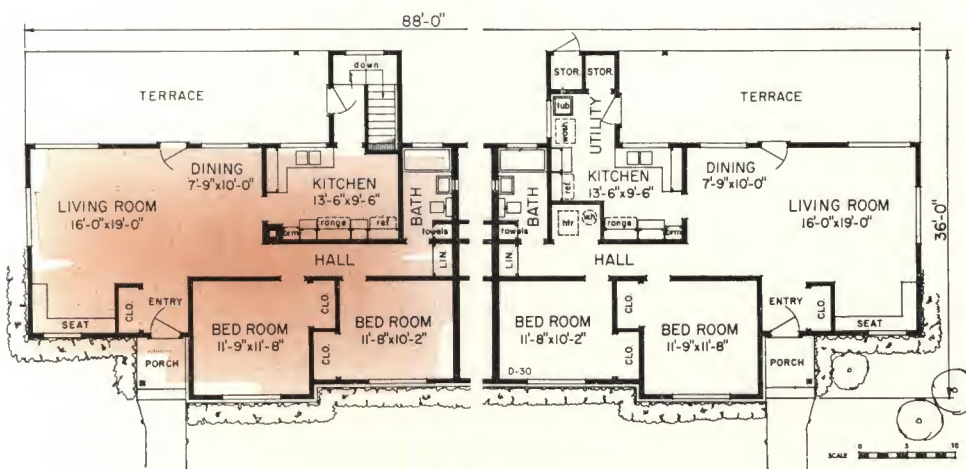
D-30



PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.



DATA

LIVING AREA, PLAN 1 & 2—2,212 SQ. FT.

Here is a duplex planned for efficiency and the utmost in modern living comfort. Each apartment in this unit features two bedrooms, a living-dining area extending from front to rear of the house plus a terrace accessible from the dining area and a door off the kitchen.



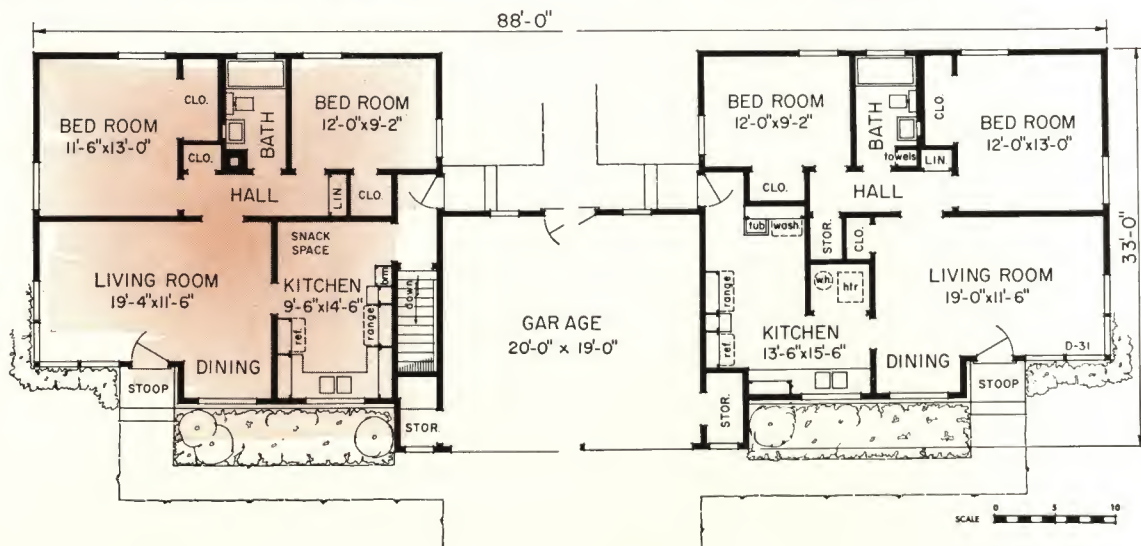
The center location of the two-car garage separating the apartments provides an often desired privacy seldom found in duplex designs. Two bedrooms, living-dining area, bath and kitchen are included in each income unit.

PLAN 1 WITH BASEMENT is represented by the shaded portion of the floor plan.

PLAN 2 WITHOUT BASEMENT is shown in the unshaded part, of the floor plan.

Please specify Plan 1 or Plan 2 when ordering blueprint plans.

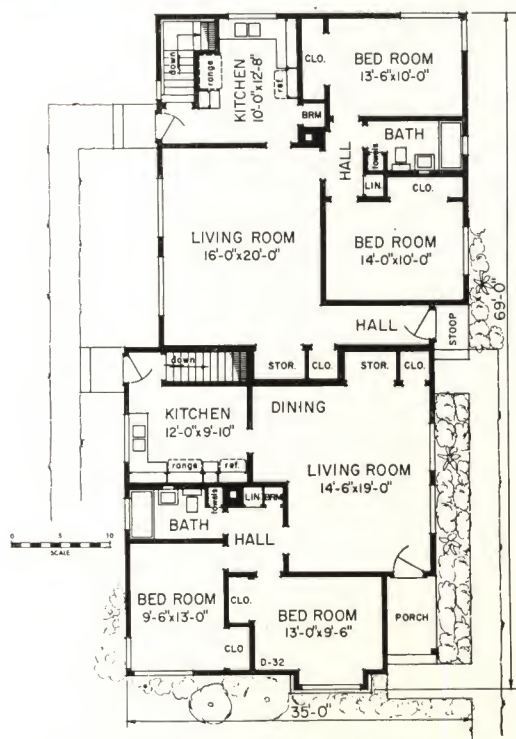
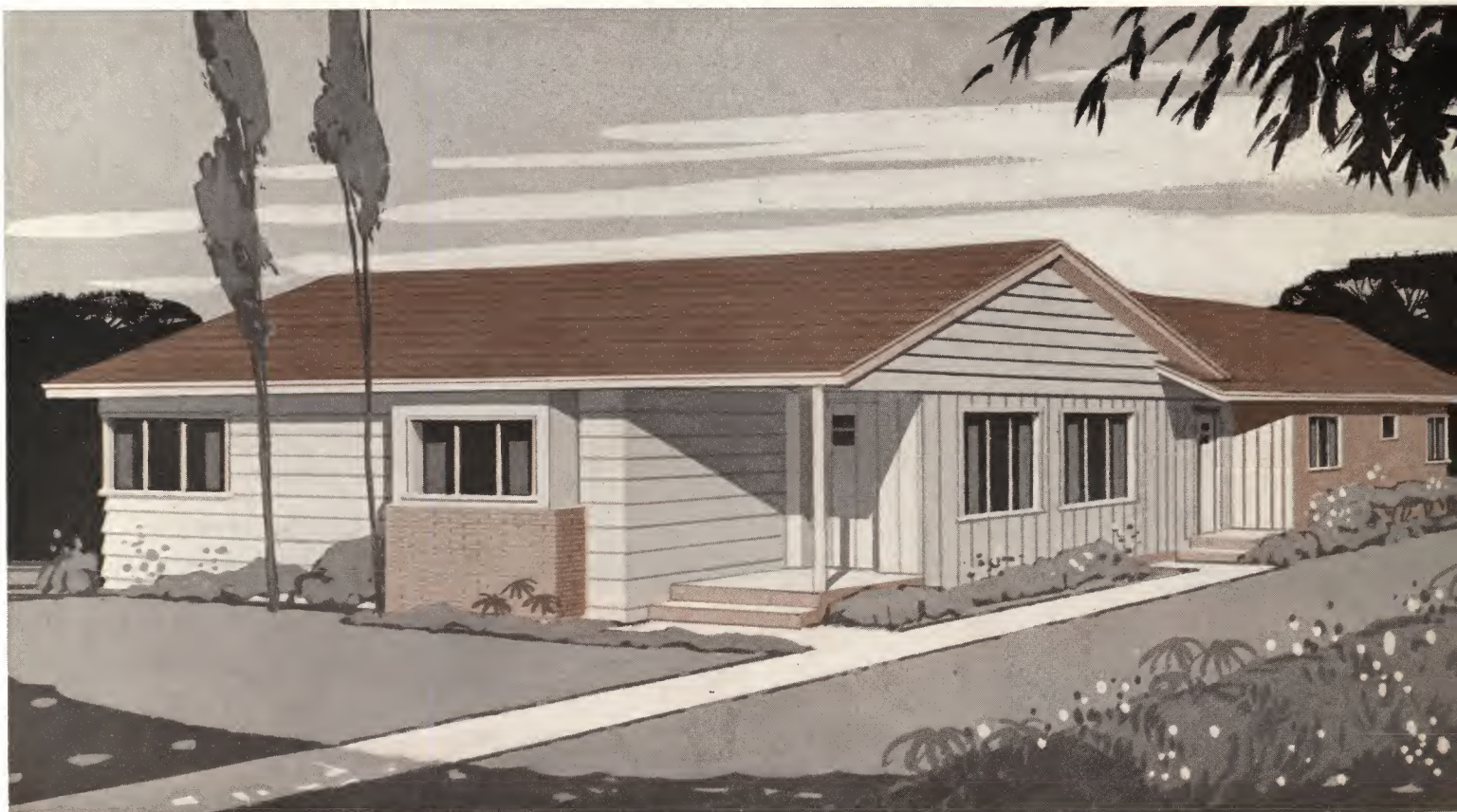
DATA
LIVING AREA,
PLAN 1 & 2—1,964 SQ. FT.



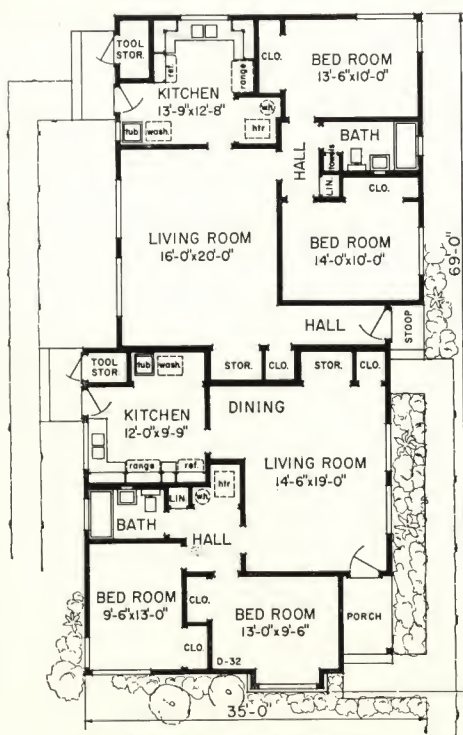
A SIMPLE, FUNCTIONAL DUPLEX PLAN DESIGNED FOR A FIFTY FOOT LOT

design

D-32



PLAN 1 WITH BASEMENT

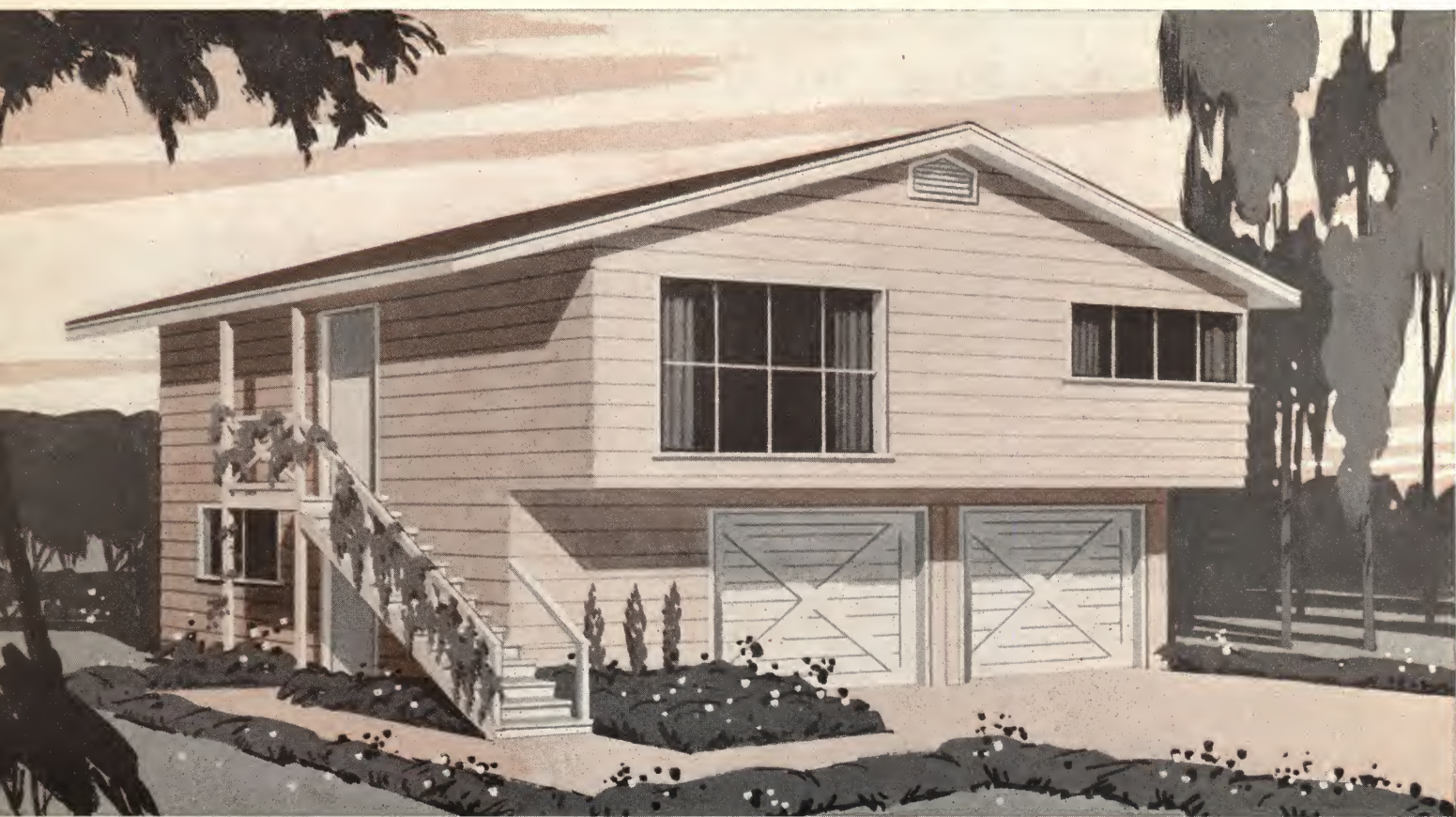


PLAN 2 WITHOUT BASEMENT

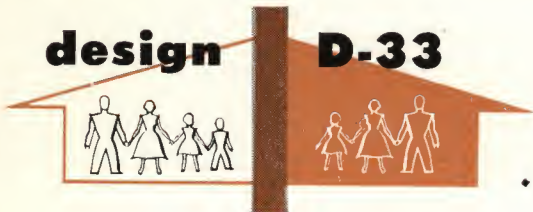
Careful planning provides a compact and comfortable income apartment in each portion of this duplex home. Two bedrooms of twin bed size, living-dining room and a modern "L" shape kitchen complete the plan. Exterior beauty is achieved through simple handling.

DATA

LIVING AREA, PLAN 1 & 2—2,024 SQ. FT.

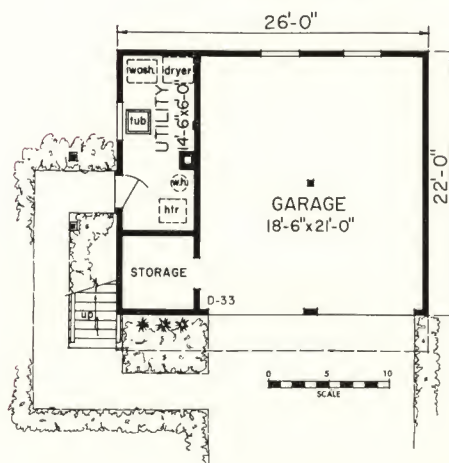


design D-33



... A MODERN COMFORT PLANNED GARAGE APARTMENT

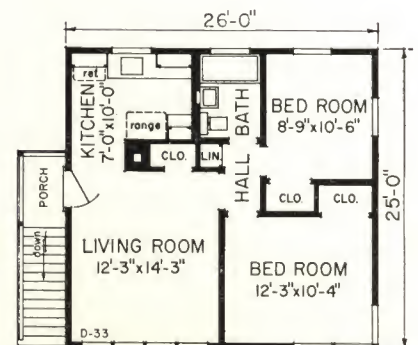
While the ground level plan includes a two-car garage, storage area and utility room, a compact and comfortable apartment is featured on the second floor. Two bedrooms, living room and kitchen were designed to meet the living requirements of the small family.



GROUND LEVEL PLAN

DATA

LIVING AREA, GROUND FLOOR—572 SQ. FT.;
SECOND FLOOR—650 SQ. FT.

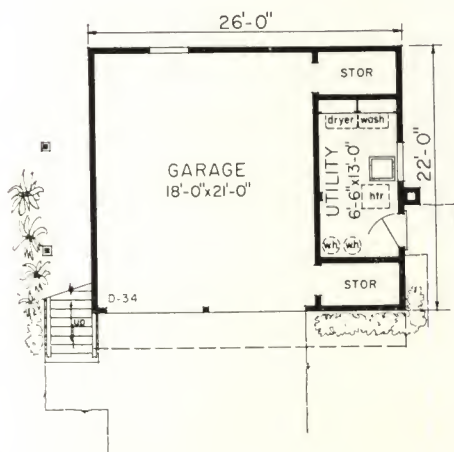


SECOND FLOOR PLAN



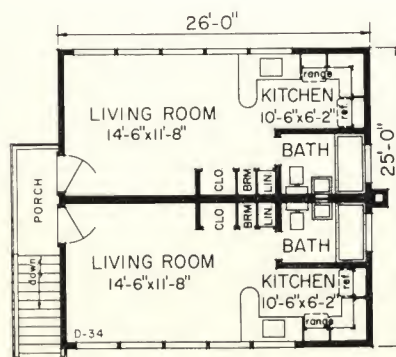
THIS GARAGE APARTMENT FEATURES TWO INCOME APARTMENTS

design D-34



GROUND LEVEL PLAN

SECOND FLOOR PLAN



0 5 10
SCALE

Featuring a modern exterior, the floor plan of this garage home includes two comfortable two-room apartments that are ideal for bachelor quarters and increase the income of the unit. Two-car garage, utility room and storage area are located on the ground level.

DATA

LIVING AREA, GROUND FLOOR—572
SQ. FT.; SECOND FLOOR—650 SQ. FT.



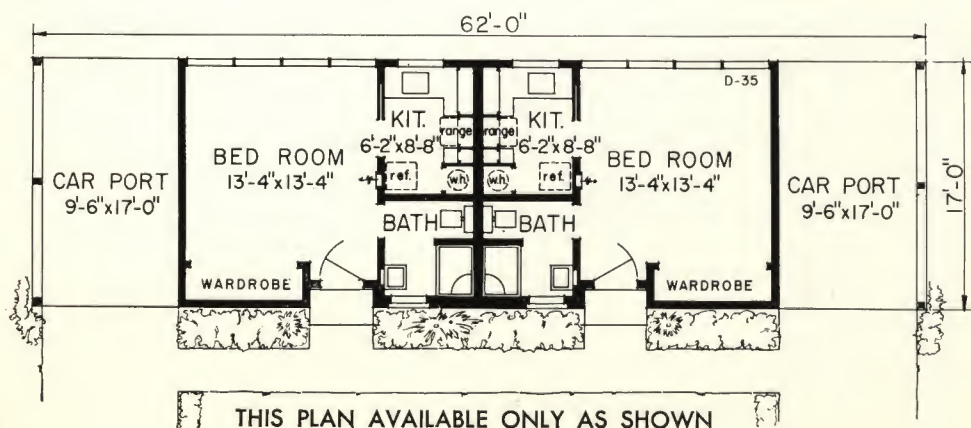
DESIGN D-35 A . . . FEATURING HIP ROOF

design
D-35 . . . features two small income units
suitable as a motor court

Designed for the tourist trade, each unit of this duplex includes a carport, twin bed size bedroom, kitchen and a bath. Either of the two exteriors shown, D-35A or D-35B, are available for the same floor plan. Please specify exterior desired.



DESIGN D-36 B . . . WITH SHED ROOF

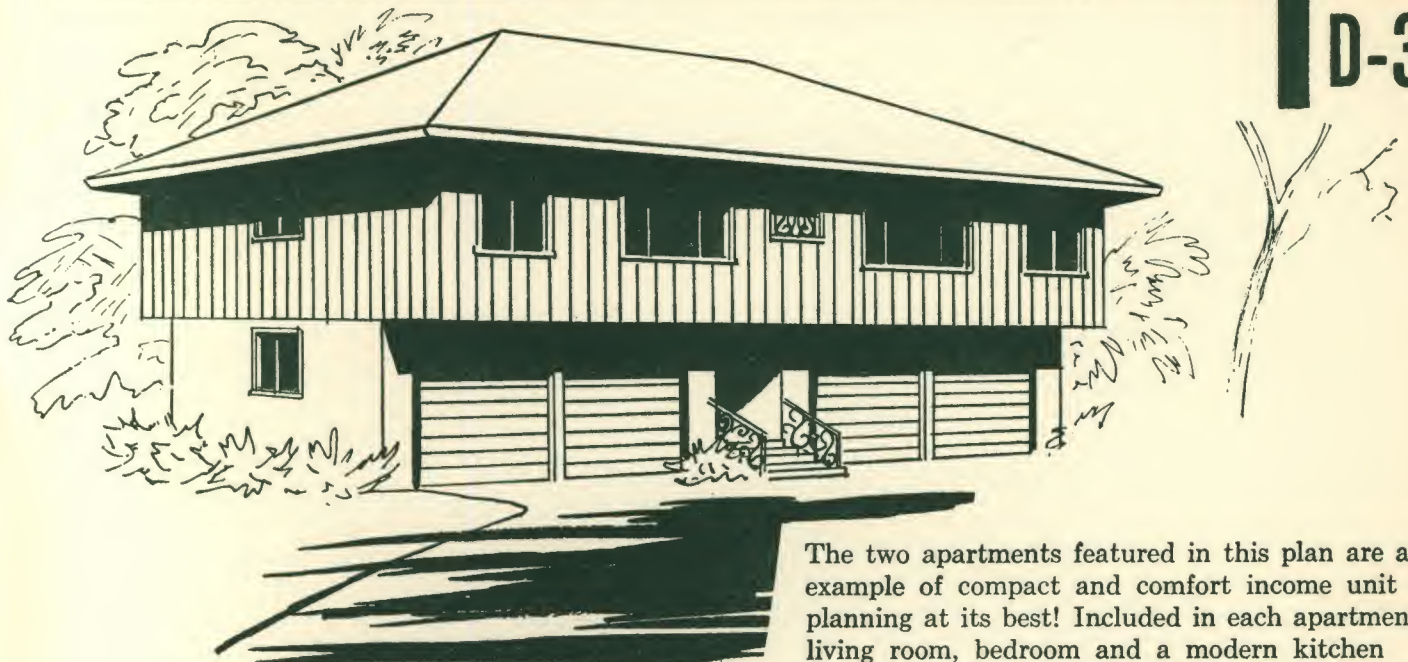


DATA
LIVING AREA—714 SQ. FT.

a garage apartment income unit . . .

design

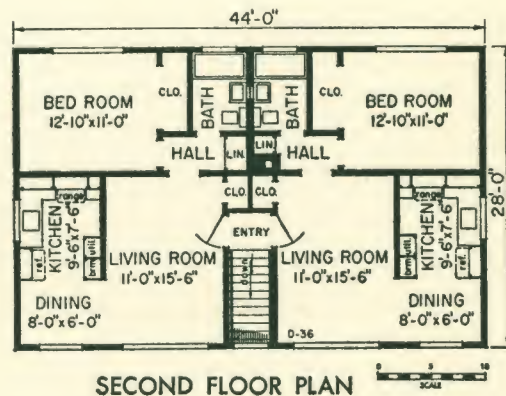
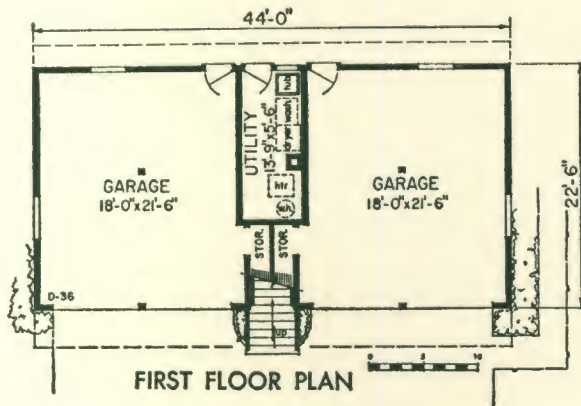
D-36



DATA

LIVING AREA, FIRST FLOOR—990 SQ. FT.;
SECOND FLOOR—1,232 SQ. FT.

The two apartments featured in this plan are an example of compact and comfort income unit planning at its best! Included in each apartment are living room, bedroom and a modern kitchen with an adjacent dining area. The first floor plan provides garage and utility areas.



ACCURATE BLUEPRINT PLANS ASSURE HOME SATISFACTION

As a protective measure and to assure a complete understanding and agreement among all concerned with the building of your home, it is our policy to first "construct" our homes on paper. Thus every income unit which appears in this book has been prepared by architects and technicians experienced in

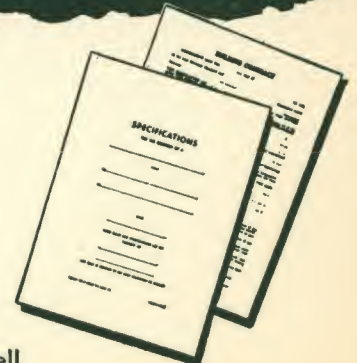
the home planning field. Nothing is left to chance. All of the essential information is shown accurately and all blueprint working drawings include the following: basement or foundation plan; floor plan; front, rear and two side elevations; wall sections and other necessary details.

REVERSED PLANS

Perhaps your home should face the opposite direction. A plan designed for a lot facing east will not result in the best exposure when your lot fronts west. Therefore, plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

SPECIFICATIONS

are statements of particulars which tell what you are going to receive in materials and workmanship. Blank specification forms and contract forms are included with blueprint plans.



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